

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING  
NOVEMBER 29, 2001  
IN COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Anderson at 9:05 a.m. Chairperson Anderson adjourned the meeting at 1:01 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson William Anderson-present  
Vice-Chairperson Anthony Lettieri-present  
Commissioner Barry Schultz-present  
Commissioner Bruce Brown-present  
Commissioner Patricia Butler-present  
Commissioner Kathleen Garcia-present  
Commissioner Geralda Stryker-present  
Betsy McCullough, Planning Department-present  
Marcela Escobar-Eck, Development Services-present  
Mary Jo Lanzafame, Deputy City Attorney-present  
Linda Lugano, Recorder-present

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD.**  
None.

ITEM-2: **REQUESTS FOR CONTINUANCE.**  
Item No. 15, Council Policy on Gated Communities was continued at the request of Staff.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA.**  
Item No. 7, Appeal of Hearing Officer's decision on Univision Microwave Tower was placed on consent.

ITEM-4: **DIRECTOR'S REPORT:**  
Betsy McCullough advised that LU&H continued their discussion on the Balanced Communities/Inclusionary Housing to January, 2002.

Coleen Clementson reminded the Commission of the combined citizen committee meeting on the strategic framework that evening at 5PM, and invited the Commission to attend.

Coleen also advised that staff is working on the sustainability/energy conservation workshop which has been scheduled and that Anna Shepherd is working closely with Commissioner Butler on this. Anna then reported on the outline that will be covered at this workshop. This workshop will be held on January 31, 2002.

Marcela Escobar-Eck advised of Council's actions this week on the Sprint Church on the Move and Black Mountain Ranch. The La Jolla Mobil Carwash project was appealed.

ITEM-5: **COMMISSION COMMENT:**  
None.

ITEM-6: **APPROVAL OF MINUTES OF NOVEMBER 8, 2001, AND NOVEMBER 15, 2001.**

**COMMISSION ACTION:**

MOTION BY BROWN TO APPROVE THE MINUTES OF NOVEMBER 8, 2001. Second by Butler. Passed by a 6-0 vote with Commissioner Schultz recusing

MOTION BY BROWN TO APPROVE THE MINUTES OF NOVEMBER 15, 2001. Second by Butler. Passed by a 7-0 vote with Commissioner Garcia recusing on those items heard before 10.40 a.m.

ITEM-7: **APPEAL OF THE HEARING OFFICER'S DECISION TO APPROVE THE UNIVISION MICROWAVE TOWERS, CONDITIONAL USE PERMIT, NO. 41-0426.**

**COMMISSION ACTION:**

CONSENT MOTION BY BROWN TO DENY THE APPEAL AND APPROVE THE PROJECT AS THE APPELLANT WITHDREW HIS APPEAL, AND THEREFORE THE DECISION OF THE HEARING OFFICER STANDS. Second by Garcia. Passed by a 6-0 vote with Commissioner Butler not present.

ITEM-8: **APPEAL OF THE HEARING OFFICER'S DECISION TO APPROVE THE KOSTER RESIDENCE, SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT FOR LA JOLLA SHORES DEVELOPMENT, PERMIT NO. 41-0314.**

Judy Johnson presented Report to the Planning Commission No. P-01-236.

Testimony in favor of the appeal by Russell Doolittle. Others present in favor but did not speak: Joseph Gusfield, Anne McCammon, Thomas Schoene, Kathryn Schoene, Frances Doolittle, Janice Scharff, Elaine Schneider, Jerry Schneider, Julian Benedict, Joann Benedict, Eileen Pearson, Patricia Bryant, Vernon Pearson, George Feler, Patricia Helsinke, Donald Helsinke, William Tong, Julianne Singer, Morris Scharff, Ruth Singer.

Testimony in opposition to the appeal by Matt Peterson, Tony Crisafi and Nathan Bealle.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STRYKER TO CERTIFY MITIGATED NEGATIVE DECLARATION NO. 41-0314 AND DENY THE APPEAL AND APPROVE SITE DEVELOPMENT PERMIT/COASTAL DEVELOPMENT PERMIT FOR LA JOLLA SHORES DEVELOPMENT NO. 41-0314 SUBJECT TO CONDITIONS CONTAINED IN ATTACHMENT 5 WITH THE ADDITIONAL CONDITION THAT THE LANDSCAPING ACTUALLY APPEAR IN THE MANNER THAT IT WAS PRESENTED GRAPHICALLY; MODIFY THE

LIGHTING CONDITION THAT THE LIGHTING BE LIMITED TO THE DEVELOPED PROPERTY AND NOT FALL WITHIN THE CANYON.. Second by Butler. Passed by a 6-0 vote with Commissioner Schultz recusing.

ITEM-9: **SHARP ACC PARKING GARAGE CONDITIONAL USE PERMIT NO. 41-0408.**

**COMMISSION ACTION:**

MOTION BY BROWN TO REMOVE THIS PROJECT FROM THE DOCKET AS IT IS IN THE PROCESS OF BEING MODIFIED AND THEREFORE WILL HAVE TO BE RE-NOTICED. Second by Stryker. Passed by a 6-0 vote with Commissioner Butler not present..

ITEM-10: **PROPOSED FOURTH UPDATE TO THE LAND DEVELOPMENT CODE (LDC).**

Beth Murray presented Report to the Planning Commission No. P-01-237 and requested that Item No. 20 regarding Adult Entertainment regulations be trailed, and read modifications into the record.

Testimony in favor by Rebecca Michael and Shirley Larson.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S PROPOSALS, WITH THE FOLLOWING RECOMMENDATIONS:

1. ITEM NO. 20, ADULT ENTERTAINMENT NOT BE INCLUDED IN THIS APPROVAL, AT THE REQUEST OF STAFF.
2. DELETE ITEM NO. 11, KITCHEN DEFINITION FROM THIS APPROVAL AND SEND BACK TO STAFF FOR FURTHER REVISIONS.
3. MAINTAIN A 90 DAY REVIEW PERIOD FOR SRO'S.

4. PRIOR TO GOING TO CITY COUNCIL STAFF WILL WORK THROUGH THE ISSUES RAISED FOR ITEM NO. 1., REASONABLE ACCOMMODATIONS.

Staff was requested to continue looking at all community open space category issues for potential updates in the future. Second by Stryker. Passed by a 7-0 vote.

ITEM-11: **ESTATES AT COSTA DEL MAR - A VESTING TENTATIVE MAP COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERM IT, RE-ZONE AND LOCAL COASTAL PLAN AMENDMENT.**

Vickly Gallagher presented Report to the Planning Commission No. P-01-233.

Testimony in favor by Rebecca Michael and Myles Cooper.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY BUTLER TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS WITH THE FOLLOWING ADDITIONAL CONDITIONS TO THE DESIGN GUIDELINES:

1. RETAINING WALLS SHOULD BE PLANTABLE WHERE FEASIBLE;
2. WALLS SIX FEET OR GREATER SHALL BE INCORPORATED INTO THE ARCHITECTURE OF THE HOMES.
3. ROOF PROFILE SHALL BE STEPPED IN PROPORTION WITH THE GRADED STEPPED PAD.

Second by Brown. Passed by a 5-1 vote with Chairperson Anderson voting nay and Commissioner Schultz recusing. Chairperson Anderson requested a field trip to this area, along with the workshop tentatively scheduled.

ITEM-12: **BOSQUE DEL MAR - A VESTING TENTATIVE MAP, COASTAL DEVELOPMENT, SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT NO. 40-0334.**

Bob Gentles presented Report to the Planning Commission No. P-01-230.

No one present to speak on this matter.

**COMMISSION ACTION:**

MOTION BY BUTLER TO CERTIFY THAT THE MITIGATED NEGATIVE DECLARATION HAS BEEN REVIEWED AND CONSIDERED, AND CERTIFY THE MND, AND ADOPTION OF THE MMRP, AND APPROVE THE VTM; CDP, SDP AND PDP NO. 40-0334 WITH AN ADDITION TO SECTION 10 ON ROOFS IN THE DESIGN GUIDELINES THAT THE ROOF PROFILE BE STEPPED WITH THE GRADING OF THE PAD. Second by Stryker. Passed by a 7-0 vote.

ITEM-13: **GAFFORD SUBDIVISION - TENTATIVE MAP, PLANNED INFILL RESIDENTIAL DEVELOPMENT NO. 99-1112.**

Bob Gentles presented Report to the Planning Commission No. P-01-229.

Testimony in favor by Don Ayles.

Testimony in opposition by Carl Rodney, Joe Gonzales and Major Dublin.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY SCHULTZ TO CONTINUE TO DECEMBER 20, 2001 FOR ADDITIONAL TIME TO STUDY THIS ISSUE, AND ENCOURAGE THE APPLICANT TO WORK WITH THE ADJACENT PROPERTY OWNERS TO COME UP WITH A MUTUALLY AGREEABLE DESIGN TO RESOLVE THE CONCERNS. Second by Garcia. Passed by a 7-0 vote.

ITEM-14: **GRESHAM STREET TOWNHOMES, TENTATIVE MAP/COASTAL DEVELOPMENT PERMIT NO. 99-1361.**

Juan Baligad presented Report to the Planning Commission No. P-01-235.

No one present to speak.

**COMMISSION ACTION:**

MOTION BY LETTIERI TO STAFF'S RECOMMENDATIONS AND APPROVE THE TENTATIVE MAP AND COASTAL DEVELOPMENT PERMIT NO. 99-1361. Second by Stryker Passed by a 7-0 vote.

ITEM-15: **COUNCIL POLICY 600-42 - LIMITED AND CONTROLLED ACCESS DEVELOPMENT ON GATED COMMUNITIES.**

**COMMISSION ACTION:**

MOTION BY BROWN TO CONTINUE AT THE REQUEST OF THE PLANNING DEPARTMENT FOR ADDITIONAL PUBLIC OUTREACH Second by Stryker. Passed by a 6-0 vote with Commissioner Butler not present.

The Planning Commission meeting was adjourned by Chairperson Anderson at 1:01 p.m.

